No: 26-035

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Upper Paxton Township | Surveyor: Burch Associates | Engineer: Not Provided

Plat Title: Oasis of Smiling Hearts

Zoning District: C - Conservation | Proposed Land Use: Agricultural

Plat Status:		Preliminary	**Plat Type**:		Subdivision	**Regulations**:	
	X	Final		X	Land Development		X Municipal
		P/F			Combined		X Zoning
		Minor					X S&LD

Existing # of Lots: 1 | Proposed # of Lots: 0 | Proposed # of New DUs: 0 | Subdivided/ Developed Acres: 3.15 | Total Acs: 11.24

Date Received: 03/30/2026 | Staff Review: 04/13/2026 | Official County Review: 04/13/2026

Reviewed by: TS | Checked by: | Parcel # 65-009-029

Project Description: Proposed construction of a horse riding facility and parking lot.

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.*
- *Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.*
- *When applicable, zoning compliance to be verified by Municipal Zoning Officer.*
- *Appropriate sewage module component should be processed prior to final plat approval.*
- *Final plats must be recorded within 90 days of approval.*

Review comments with cited ordinance provisions are based on municipal regulations on file with the Dauphin County Planning Commission.

Comments:

1. Ensure there is adequate sight distance at the proposed driveway entrance along Shippen Dam Road (SR 4002) per S-LD § 22-705.10 and applicable PennDOT requirements. A Clear Sight Triangle could be displayed on the plan for reference. An PennDOT HOP will be required for access to the state route.
2. Ensure trees and natural vegetation are only removed to the extent absolutely necessary. (ZO § 27-406.1.D) The plan displays part of the proposed structure within a wooded area.
3. The maximum grading area shall not exceed 7% of the first 10 acres or 5% of the entire lot area, whichever is greater. (ZO § 27-406.1.E.4)
4. The stockpiling or storage of manure or odor- or dust-producing substance shall not be permitted within 200 feet from any lot line. (ZO § 27-1102.2.B)
5. Has the number of proposed parking spaces been reviewed and approved by the Township Zoning Officer in accordance with ZO § 27-1403.2.

General Comments

1. All required signatures, certifications, dedications, and notarizations should be in place before final approval.
2. Easements and rights-of-way, if any, for streams, public utilities, or any other purpose should be displayed on the plan for reference and per the requirements set fourth in the Upper Paxton Township Subdivision and Land Development Ordinance Chapter 22.

Plan No. 26-035

Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	X		
2. Owner/developer name, address & telephone number shown	X		
3. Municipality name shown	X		
4. Tax parcel number/Deed reference shown	X		
5. North point shown	X		
6. Map scale shown (written/graphic)	X		
7. Date of plan preparation shown	X		
8. Certification of surveyor/engineer shown	X		
9. Location map shown	X		
10. Total property map (bearings, distances, area, primary control point) shown	X		
11. Names of adjacent landowners/subdivision shown	X		
12. Lot numbers shown	X		
13. Lot dimensions shown	X		
14. Lot areas shown	X		
15. Permanent monuments and markers shown	X		
16. Building setbacks shown	X		
17. Existing natural features shown - Wetlands			X
Floodplains			X
Woodlands, streams, etc.	X		
18. Contours at required interval shown	X		
19. Easements shown and identified	X		
20. Existing man-made features shown - Building (s)	X		
Storm drainage facilities	X		
Sewer mains – *On-lot*	X		
Water mains – *On-lot*	X		
21. Proposed man-made features shown – Building (s)	X		
Storm drainage facilities	X		
Sewer disposal– public () on-lot (X)	X		
Water supply – public () well(X)	X		
22. Existing streets shown - Name	X		
R/W width	X		
Paving width	X		
Dedicated R/W width	X		
23. Proposed streets shown - Name			X
R/W width			X
Paving width			X
Profiles			X
24. Curbs shown			X
25. Sidewalks shown			X
26. Existing and proposed coverage shown		X	
27. Parking schedule provided shown		X	
28. Traffic study completed			X
29. Recreation area shown/fee in-lieu-of provided			X
30. Erosion and sedimentation control plan shown	X		
31. Statement of ownership, signature and notarization shown	X		
32. Dedicatory statement shown		X	
33. Approval blocks shown	X		
34. PennDOT Highway Occupancy Permit statement shown	X		
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

PUBLIC UTILITIES:

TDS TELECOM (Upper Paxton Township)
170 Urban Road
Herndon, PA 17830
Contact: Jacob Smith
Phone 570-758-0082
Email: jacob.smith@tdstelecom.com

HIGHWAY OCCUPANCY PERMIT

Access to the State/Township Highway is authorized by a State/Township Highway Occupancy Permit. No building construction or work within the State/Township Highway R/W may commence without said permit.

WETLANDS NOTE:

All wetland areas, including riverine systems, are to be protected and remain undisturbed. No wetlands existed within the area of development

SITE DATA:

Owner:
Oasis Of Smiling Hearts
215 Orchard Road
Spring Glen,Pa 17978
Phone:(717)-945-4403

SITE ADDRESS:
Shippen dam Road
Millersburg,Pa 17061

Dauphin county Parcel No. (65-009-029)

Deed reference: (20260002450)

Zoning: Conservation

Building Setbacks:Front 50',Side 25',Rear 50'

Minimum lot width <12% Average slope before Grading 200'

Minimun Lot Area <12% Average slope before Grading 1 Acre

Height Regulations 35' Principal Building,25' Accessory

AREA TABULATION:

EXISTING PARCEL (65-009-029)
484,835 S.F. or 11.24 Acres

RECYCLING AND DISPOSAL OF BUILDING MATERIALS AND WASTES:

All building materials and wastes must be removed from the site and recycled or disposed of in accordance with the Department's Solid Waste Management Regulations at 25 Pa Code 260.1 et seq., 271.1 et seq., and 287.1 et seq. No building material or wastes or unused building materials shall be buried, dumped, or discharged at the site.

OWNER'S ACKNOWLEDGEMENT

" I,_____hereby acknowledge that the stormwater BMP's are fixtures that cannot be altered or removed without prior Approval of the Municipality"
Record Drawings will be provided for all stormwater management facilities prior to occupancy, or the release of financial security

CROSS EASEMENT STORMWATER AGREEMENT

The owners/developers do hereby reserve the right for Upper Paxton Township and their representatives to access the total property shown here in for the purpose of inspecting the operation and maintenance of stormwater facilities. This shall include all rights of ingress and egress over and upon the roadways, sidewalks, and parking areas which shall be designated as common use easement areas. All stormwater facilities including drainage swales, lagoons, stormwater basins, collection and conveyance systems, and stormwater outlet structures shall be determined as part of the stormwater easement.

_____
Vernon Petersheim

_____
Samuel Stoltzfus

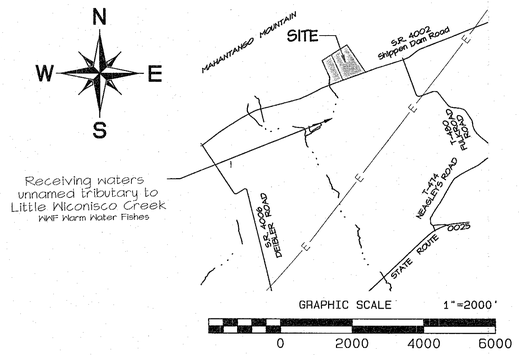
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN FOR

OASIS OF SMILING HEARTS

Situated in
Upper paxton Township
Dauphin County, Pennsylvania

Date: February 4, 2026

Drawing No: `UP-837



LOCATION PLAN:

SOIL TYPES AND CHARACTERISTICS:

SOIL TYPE	DEPTH	DRAINAGE	SLOPES	AVAILABLE WATER CAPACITY	PERMEABILITY	SURFACE RUNOFF	EROSION HAZARD	WINDTHROW HAZARD	HSG	Soil Limitations	Resolution
Calvin-Leck Kill shaly silt loam CkB2	Moderately Deep	Well Drained	3-8%	Moderate to Low	Moderate	Moderate	Slight	Slight	B	Slight erosion hazard	Install 12" Compost Filter Sock
Laidig Gravelly Loam LaB2	Deep	Well Drained	3-8%	Moderate to Low	Moderate	Medium	Slight	Slight	B	not in area of earth disturbance	not in area of earth disturbance
Laidig Gravelly Loam LaC2	Deep	Well Drained	8-20%	Moderate to Low	Moderate	Medium	Slight	Slight	B	not in area of earth disturbance	not in area of earth disturbance

GENERAL NOTES:

- Proposed: Construction of a 17,680 S.F. Horse riding facility and Parking lot
- Existing Parcel 65-009-029 is for Agriculture use and will be serviced by it's own individual on lot sewage disposal system and well.
- Deed Reference: Oasis of smiling hearts (20260002450)
- Dauphin County Tax Parcel No.- (65-009-029)
- Off street parking will be provided on Lot.
- Land Uses: Past- Agriculture, Present- Agriculture, Future- Agriculture
- The stormwater from the site will be infiltrated in the Stormwater Infiltrators, eliminating any thermal impacts that may be created.
- Please see the Operation and Maintenance Agreement. The operation and maintenance agreement is part of the SWM Site Plan.
- Record Drawings will be provided for all stormwater management facilities prior to occupancy, or the release of financial security.
- Nothing shall be planted or placed within the stormwater easement which would adversely affect the function of the easement, or conflict with any conditions associated with such easement.
- Individual lot owners are responsible for assuring the continued functionality and required maintenance of the stormwater management easement.
- Area of Earth Disturbance - 3.15 ACRES
- Receiving waters unnamed tributary Little Wiconisco Creek (W.W.F.) Warm,Water,Fishes.
- A licensed professional or their designee must be present on site when the infiltration beds are being installed.
- Topsoil should be uniformly distributed across the disturbed area to a depth of 4 to 8 inches minimum. 2 inches on fill outslopes. Spreading should be done in such a manner that sodding or seeding can proceed with a minimum of additional preparation or tillage
- Benchmark Iron Pin With Cap Ele. 643.40
- The total length of excavated trench open at any one time should not be greater than total lenght of utility line that can be placed in the trench and back-filled in one working day
- The proposed project is not located in an area of Carbonate Geology or Karst Topography.
- Zoning variance granted to allow private riding stable in conservation district on Nov. 10,2025

REPONSIBILITIES FOR FILL MATERIALS:

Clean fill may be used in an unrestricted manner. However, clean fill may only be placed in waters of the commonwealth if other environmental programs authorize such use. To determine whether fill is uncontaminated, a person should perform environmental due diligence. If due diligence shows no evidence of a release, the material may be managed as Clean Fill under this policy. If due diligence shows evidence of a release, the material is regulated fill and may not be managed under this policy.
Clean Fill: Uncontaminated, nonwater-soluble, nondecomposable inert solid material used to level an area or bring the area to grade. The term does not include materials placed in or on the waters of the commonwealth. The term does include the following materials: soil, rock, stone, dredged material, used asphalt, and brick, block or concrete from construction and demolition activities that is separable from the other waste and recognizable as such.
Environmental Due Diligence: Investigative techniques, including, but not limited to, visual property inspections, electronic data base searches, review of ownership and use history of property, sandborne maps, environmental questionaires, transaction screens, environmental assessments and audits.

POST - CONSTRUCTION STORMWATER MANAGEMENT PLAN

1. After construction has been completed, the erosion control procedures must be maintained. The owner shall establish an Erosion Control Inspection Logbook in which a written log will be maintained pertaining to the site E/S maintenance. The logbook will reflect the inspection date , by whom, condition of the E/S facilities and a description of maintenance performed. The logbook will be a thorough record of E/S maintenance and available for review at any time by the Dauphin County Conservation District.
2. Inspections will be made once every three months and after a severe storm event.
3. All debris will be removed from the stormwater facilities which include the infiltration basin and basin outlet structure.
4. The outlet structures will be kept free of debris and repaired immediately if they receive any damage.
5. The drainage basin and vegetated areas will be inspected for stress and will be repaired immediately.
6. The basin side slopes and embankments will be inspected for any evidence of damage by burrowing animals. If any burrowing is discovered it is to be corrected immediately.
7. The basin is to be kept free of a build up of silt. If any is discovered, it is to be removed of and disposed of at an environmentally approved spoils disposal site.

INFILTRATOR PROTECTION:

Prior to beginning construction, the contractor is to mark out the infiltrator footprint with contractors fencing or tape. This is to keep equipment weight from compacting the soil. Construction and grading of the infiltrator is to be done with the equipment located outside of the infiltrator footprint. Excavation and grading of the infiltrator is to be tapered and shaped to the existing contour.

REVISIONS

DATE	DESCRIPTION

PLAN INDEX:

SHEETS SWI :	POST CONSTRUCTION STORMWATER COVER SHEET
SHEETS SW2-SW3:	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
SHEETS ESI - ES2:	EROSION AND SEDIMENTATION CONTROL PLAN
SHEETS EC1:	EXISTING CONDITIONS PLAN

Commonwealth of Pennsylvania
County of Dauphin
On this _____ day of_____ 2026.
before me, the undersigned personally appeared
Owner(s) _____
Vernon Petersheim Samuel Stoltzfus
who being duly sworn according to law deposes and says that they are the equitable owners of the property shown on this plat and that they acknowledge the same to be their act and plan and desire the same to be recorded as such according to law.
Witness my hand and seal the day and date written.

_____
My commission expires NOTARY PUBLIC

It is hereby certified that the undersigned is/are the equitable owner(s) of the within plat and that all streets or parts and not previously dedicated are hereby tendered for dedication to public use.

_____
Vernon Petersheim

_____
Samuel Stoltzfus

Oasis Of Smiling Hearts
215 Orchard Road
Spring Glen,Pa 17978
Phone:(717)-945-4403

This plan reviewed in the final stage by Dauphin County Planning Commission this __ day of _____ , 2026.

Chairman _____

Secretary _____

This plan approved by Upper Paxton Township Board of Supervisors this __ day of _____, 2026.

Chairman _____

Secretary _____

I hereby certify that the stormwater management plan shown on this plan meets all design standards and criteria of the Upper Paxton Township Subdivision and Land Development Ordinance and the survey meets all accuracy requirements.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL WILLIAM ABNER BURCH LAND SURVEYOR SU022834-E SURVEYOR

PLS

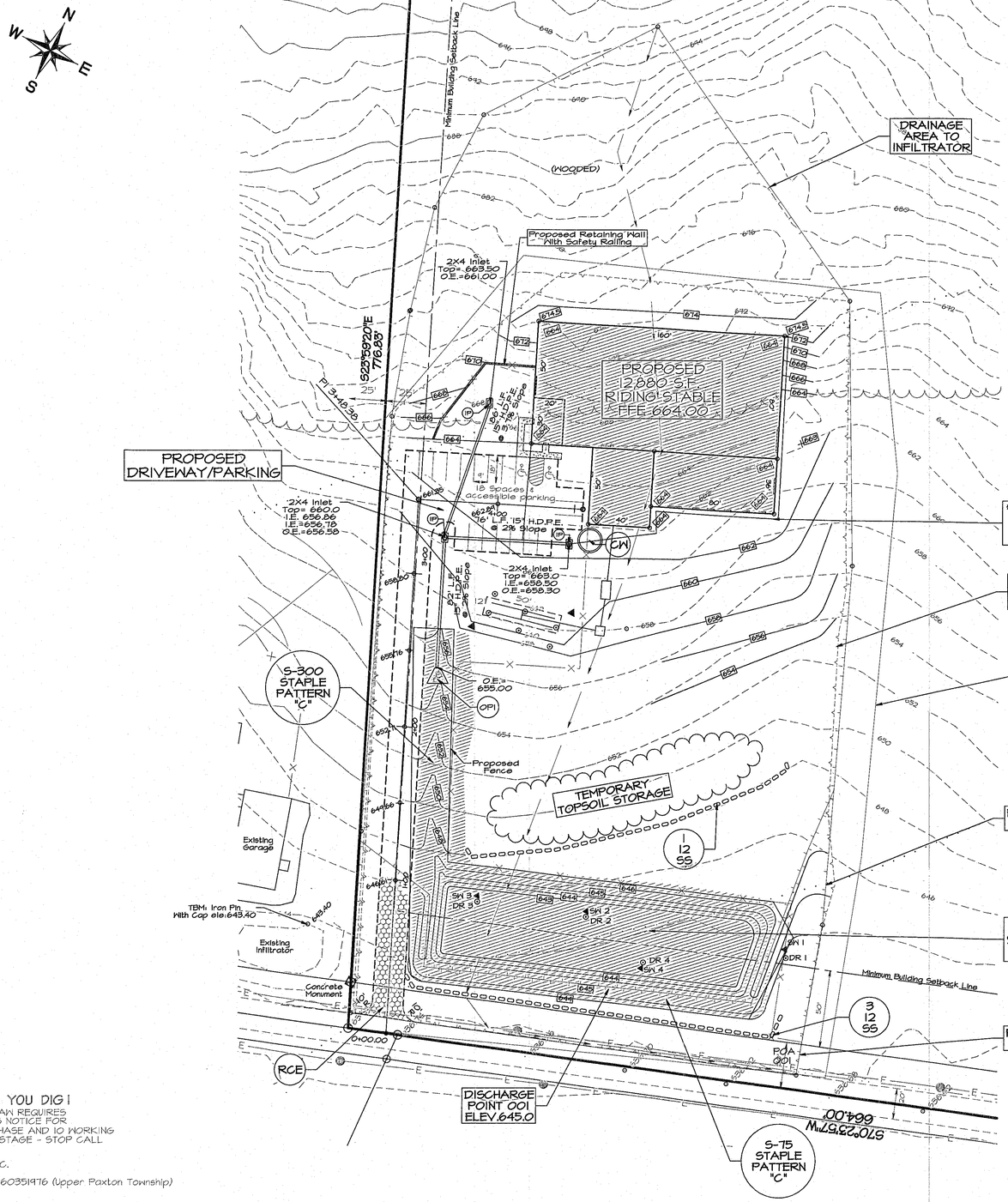
BURCH ASSOCIATES
Property & Engineering Surveys
340 Bergsboro Road Suite 1
Millersburg, PA 17061
Phone: (717) 692-2214

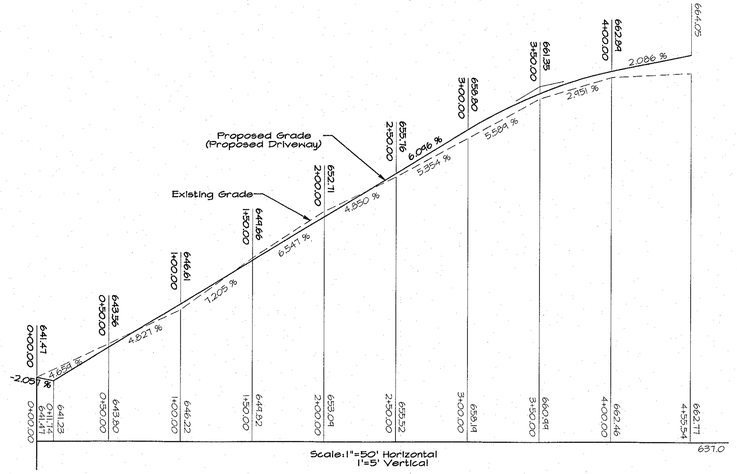
Pa. Lic. No. 22834-E

LEGEND

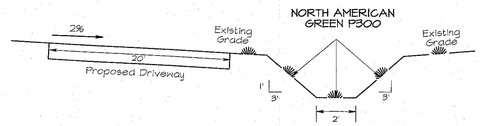
- Sign
- X 620.00 Spot Elevation
- X(682.30) Proposed Elevation
- OH Overhead Telephone Line
- UG/T Underground Telephone Line
- E Overhead Electric Line
- UG/E Underground Electric Line
- W Existing Waterline
- UL Stick Existing Light Standard
- Property Corner
- Existing Contour
- TRF Turf Reinforcement Matting
- RCE Rock Construction Entrance
- Fence Line
- Deep Probe
- Unsuitable Probe
- shrub
- Utility Pole
- Concrete Monument
- (A) Property Adjoiners
- Flag Pole
- A1 Traverse Point
- CkB2 Soil Types
- LaC2
- Building Setback Line
- SS Silt Soxx
- 1000 Proposed Contour

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA 1 CALL SYSTEM, INC.
1-800-242-1776
SERIAL NO.- 20260351976 (Upper Paxton Township)





DRIVEWAY PROFILE



SWALE NO.1

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA 1
CALL SYSTEM, INC.
1-800-242-1776
SERIAL NO.- 20260351976 (Upper Paxton Township)

REVISIONS

DATE	DESCRIPTION

LEGEND

- Sign
- Spot Elevation
- Proposed Elevation
- Overhead Telephone Line
- Underground Telephone Line
- Overhead Electric Line
- Underground Electric Line
- Existing Waterline
- Existing Light Standard
- Proposed Light Standard
- Property Corner
- Existing Contour
- TRF Turf Reinforcement Matting
- RCE Rock Construction Entrance
- Fence Line
- Deep Probe
- Unsuitable Probe
- shrub
- Utility Pole
- Concrete Monument
- Property Adjoiners
- Flag Pole
- Traverse Point
- Soil Types
- Building Setback Line
- SS Silt Soxx
- Proposed Contour

EROSION AND SEDIMENTATION CONTROL PLAN FOR

OASIS OF SMILING HEARTS

Situated in
Upper paxton Township
Dauphin County, Pennsylvania

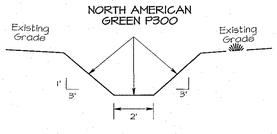
GRAPHIC SCALE 1"=40'

0 40 80 120

February 4, 2026

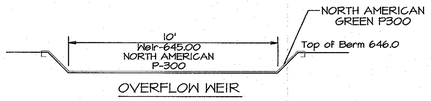
Drawing No: UP-837

SHEET - ES2 OF ES3

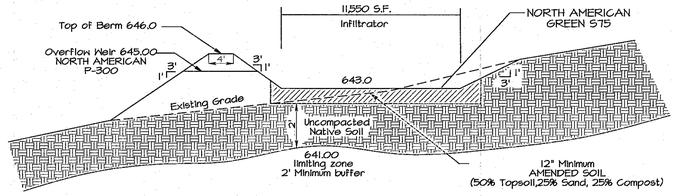


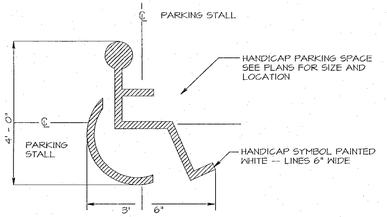
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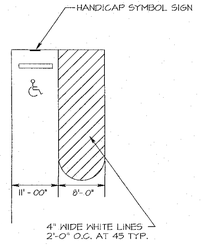
STORMWATER INFILTRATION BASIN



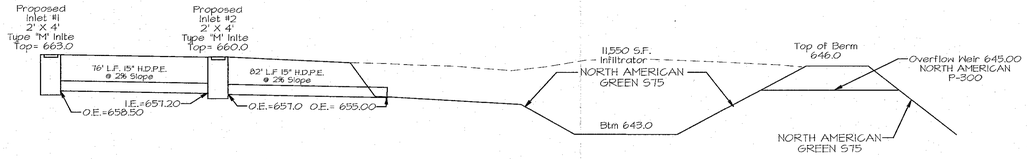
OVERFLOW WEIR







HANDICAP PARKING LAYOUT



SEQUENCE OF CONSTRUCTION:

V. STAGING OF EARTH MOVING ACTIVITIES. (102.5(B)(5)

A. Preconstruction

1. The contractor shall submit written notification to the County Conservation District at least 72 hours prior to the start of construction.

2. An on-site preconstruction meeting shall be held between the Dauphin County Conservation District and the Contractor.
3. Erosion and sedimentation controls must be constructed, stabilized, and functional before site disturbance within the tributary areas of those controls. Controls must be properly maintained during the life of the project.
4. Temporary stabilization. Any disturbed area on which activity has ceased and which will remain exposed for more than 4 days must be stabilized. During nongerminating periods, mulch must be applied at the recommended rates. Disturbed areas which are not at a finished grade and which will be redisturbed within 1 year may be stabilized in accordance with temporary seeding specifications. Disturbed areas which either are at finished grade or will not be redisturbed within 1 year must be stabilized in accordance with permanent seeding specifications.

B. Initial Controls:

1. Identify areas to remain undisturbed and mark.

2. Install Silt Soxx at the Topsoil stockpile and around any earthmoving.
3. Install the rock construction entrance.
4. Install Silt Soxx at the other locations as shown on the plan.
5. Install Concrete washout

C. Bulk grading:

1. Protect areas identified as infiltrator locations

2. Strip and stockpile topsoil from those areas to receive bulk grading or fill material.
3. Initiate and complete bulk grading for the site. The building pad and driveway/parking shall be brought to subgrade elevation.

4. As soon as the progress allows, those areas that will not be disturbed for the construction of the buildings or other improvements should be fine graded. Topsoil shall be placed on those areas disturbed during cut and fill operations. All disturbed areas shall then be permanently seeded or landscaped.

5. Sediment removed from BMP's during maintenance should be placed in the spoils disposal area.
6. Install and stabilize Stormwater infiltrators.
7. If not already complete, the driveway should be stoned and fine graded.

D. Building construction:

1. Construct building. Limit area of disturbance.

2. Final Stabilization. (Long term protection of soil and water resources from accelerated erosion)
   a. Topsoil should be uniformly distributed across the disturbed area to a depth of 4 to 8 inches minimum 2 inches on fill outslopes. Spreading should be done in such a manner that sodding or seeding can proceed with a minimum of additional preparation or tillage.
   b. Disturbed areas which either are at finished grade or will not be redisturbed within 1 year must be stabilized in accordance with permanent seeding specifications outlined in the seeding schedule.

E. Removal of control facilities: (Contact the Dauphin County Conservation District prior to removal of any temporary BMP's)

1. When other areas of the site are stabilized by achieving uniform 70% vegetative cover on seeded areas and application of subbase material, remove the SiltSoxx and seed any disturbed areas.
2. Reseed any areas where grass has not grown.

CRITICAL STAGES

The licensed engineer responsible for the project design or designee shall be present for all critical stages of work inspections shall be in accordance with PADEP NPDES Permit requirements. The contractor shall notify the project engineer at least 2 days prior to beginning critical stages of work.

SEEDING SCHEDULE

VI. TEMPORARY CONTROL MEASURES (102.5(B)(6))

Purpose: provide control during construction of the project. their ability to provide safe efficient control and rapid cover is more important than long term structural and maintenance considerations.

Type of measures and facilities.

1. Construction entrances: to reduce or eliminate mud onto a paved road, or parking area.
2. Silt Soxx: to remove sediment from runoff by reducing velocity and filtering.
3. Temporary seeding: to provide a rapid cover for soil stockpiles and disturbed areas where final cover will not be within 20 days. Seeding shall be as follows:
   A. Temporary seed: shall be 100% rye grass (lolium species) at rate of 1 lb/1000 Sq.Ft.
   B. Liming: broadcast and work into a four to six inch depth, 1 Ton agricultural lime per Acre.
   C. Fertilizer: broadcast and work deeply (four to six inches) 500 lbs/Per acre of 10-10-10 fertilizer. Immediately before seeding, apply a starter fertilizer of 10-10-10 at a rate of 1000 lbs/Per acre
   D. Mulch: shall be native or agricultural grasses such as wheat, oats or straw applied at a minimum 2-inch depth. Secure with pegs and twine, emulsified asphalt, mulch netting or wood cellulose.
4. Other facilities which owing to special problems encountered during construction are required to meet chapter 102 of DEP rules and regulations.

VII. PERMANENT CONTROL MEASURES AND FACILITIES (102.5(B)(7)

Purpose: provide control on a long term basis after the project is completed.

Type measures and facilities.

1. Grading: to prevent the buildup of large volumes of storm water, to provide areas to reduce velocity, and slopes which are easy to maintain.
2. Seeding and landscaping: to limit erosion and reduce runoff. Seeding shall be as follows. Owing to the nature of the facility, other specialized species may be utilized.
   A. Permanent grass seed mixture: 40% Kentucky bluegrass, 40% perniview creeping red fescue, 20% norlea perennial ryegrass at the rate of 6 lbs/1000 Sq.Ft.
   B. Liming: broadcast and work into a four to six inch depth, 6 Ton agricultural lime per Acre.
   C. Fertilizer: broadcast and work deeply (four to six inches) 1000 lbs/Per acre of 10-20-20 fertilizer. Immediately before seeding, apply a starter fertilizer of 10-20-20 at a rate of 1000 lbs/Per acre
   D. Mulch: shall be native or agricultural grasses such as wheat, oats, or straw applied at a minumum 2-inch depth. Secure with pegs and twine, emulsified asphalt, mulch netting or wood cellulose.

NPDES REQUIREMENTS

MONITORING AND REPORTING

a. Visual Inspection
The permittee and co-permittee must ensure that visual site inspections are conducted weekly, and after each precipitation event by qualified personnel. The permittee and co-permittee must take all necessary steps to ensure that the BMPs are operational and effective in preventing pollution to the waters of the Commonwealth. A written report of each inspection shall be kept, and include:
(1) a summary of site conditions, BMP's, and compliance, and
(2) the date, time, and the name of the person conducting the inspection.

b. Non-compliance Reporting
Where BMP's are found inoperative or ineffective during inspection, or any other time, the permittee and co-permittee shall immediately contact the reviewing entity, followed up by fax or personal contact, followed by the submission of a written report within 5 days of the initial contact. Non-compliance reports will include the following information:
(1) any condition the project site that may endanger public health, safety, or the environment, or involve incidents which cause or threaten pollution.
(2) the period of non-compliance, including exact dates and times and/or anticipated time when the activity will return to compliance.
(3) steps being taken to replace, eliminate, and prevent recurrences of the non-compliance; and
(4) the date or schedule of dates, and identifying remedies for correcting non-compliance conditions.

RECORD KEEPING

a. Retention of Records
The permittee and co-permittee shall retain records of all monitoring information including copies of all monitoring and inspection reports required by this permit, and records of data used to complete the Notice of Intent for this permit, for a period of three years from the date of the termination of coverage under this permit.

b. Reporting of Monitoring Reports
Monitoring results shall be submitted to the reviewing entity upon request.

TRANSFER OF OWNERSHIP OR CONTROL

a. Adverse Impact
The permittee and co-permittee shall take all reasonable steps to minimize or prevent any discharge in violation of this permit, which has a reasonable likelihood of adversely affecting human health or the environment.

b. Reduction, Loss or Failure of the BMP's
Upon reduction, loss, or the failure of the BMP's, the permittee and co-permittee shall take immediate action to restore the BMP's or provide an alternative method of treatment.

COMPLIANCE RESPONSIBILITIES

a. Duty to Comply
The permittee and co-permittee must comply with all terms and conditions of this general permit. Any permit non-compliance constitutes a violation of the Pennsylvania Clean Streams Law and the Federal Clean Water Act and is grounds for enforcement action; for permit termination, revocation and reissuance or modification; or for denial of a permit or permit renewal.

b. Penalties for Violation of Permit Conditions
The permittee and co-permittee may be subject to criminal and/or civil penalties for violations of any terms and conditions of this general permit. Section 602 and 605 of the Clean Streams Law, 35 P.S. Sections 691.602 and 691.605, and under the Clean Water Act as specified in 40 C.F.R. Sections 122.4 (a) (2) and (3), which are incorporated by reference.

EROSION AND SEDIMENT CONTROL PLANS

a. An Erosion and Sediment Control plan, must be prepared, developed, and implemented for each activity covered by this permit in accordance with this Department's Chapter 102 Rules and Regulations, and Department guidance. Each plan post be submitted to the Department or local county conservation district when acting as the reviewing entity. E&S Control Plans, BMP's, and revisions thereto, which meet the requirements of Chapter 102, are the conditions of this permit and incorporated by reference.

b. Erosion and Sediment Control Plans reagired under this permit are considered reports that shall be available to the public under section 607 of the Clean Streams Law, and 25 Pa Code Chapter 92 of the Department's regulations. The permittee shall post a copy of the approved site stormwater discharges covered by this permit at each major point of discharge at the site of the construction activity at all times.

c. The staging of the earth disturbance activities and maintenance requirements contained in the E&S Plan must be followed.

RECYCLING AND DISPOSAL OF BUILDING MATERIALS AND WASTES

a. All building materials and wastes must be removed from the site and recycled or disposed in accordance with DEP's solid waste management regulations at 25 Pa Code Sections 260.1 and 260.2, 271.1 et seq., 287.1 et seq. No building material or wastes or unused building materials shall be buried, dumped, or discharged at the site.

PREPAREDNESS, PREVENTION, AND CONTINGENCY PLAN

a. If the potential exists for causing accidental pollution of air, land, or waters of the Commonwealth, including spills and leaks, or runoff through accidental release of fuels, lubricants, or other polluting materials, the permittee or co-permittee must develop a Preparedness Prevention, and Contingency (PPC) Plan. The PPC plan that be developed in accordance with Department regulations. The PPC plan shall identify areas which may include, but not be limited to, waste management areas, raw material storage areas, temporary and permanent spoils storage areas, maintenance areas, and any other activity that may have the potential to cause non-compliance with the terms and conditions of this permit due to the storage, handling, or disposal of any toxic or hazardous substances such as oil, gasoline, pesticides, herbicides, or chemicals. The PPC plan shall be developed and implemented for each identified area. The PPC Plan shall be maintained on site at all times and shall be made available for review at the Department's or county conservation districts' request.

PRE-CONSTRUCTION CONFERENCES

a. The permittee or co-permittee shall contact the reviewing entity at least seven days before construction is to begin to determine if a pre-construction conference is required. The permittee, co-permittee and others undertaking the earth disturbance activity must attend a pre-construction conference if requested by the reviewing entity.

SPOIL OR BORROW AREA

a. The Erosion and Sediment Control Plan, shall be prepared, developed and implemented for all spoil and borrow areas, regardless of their location.

PHASED PROJECTS

a. Prior to the commencement of earth disturbance activities for additional phases or portions of the project, the permittee or co-permittee shall submit an Erosion and Sediment Control Plan for each phase or portion of the project for review and authorization by the reviewing entity.

b. Coverage under this permit is only granted for those phases or portions of a project for which an Erosion and Sediment Control Plan has been submitted to and authorized by the reviewing entity.

RETENTION

a. If hydric soils are present, a wetland determination must be conducted in accordance with Department procedures. All wetlands identified must be included on the E&S Control Plan.

INFILTRATION BASIN CONTROLS

KEY DESIGN ELEMENTS:

1. Maintain a minimum 2-foot separation to bedrock and seasonal high water table, site on natural, uncompacted soils with acceptable infiltration capacity.
2. Uncompacted Subgrade
3. Infiltration Guidelines and Soil Testing Protocols apply.
4. Preserve existing vegetation, if possible.
5. Design to hold/infiltrate volume difference in 2-yr storm
6. Provide positive stormwater overflow through engineered outlet structure.
7. Do not install on recently placed fill (< 5 years).
8. Allow 2 ft buffer betweeen bed bottom and seasonal high groundwater table and 2 ft buffer for rock.
9. When possible, place on upland soils.

CONSTRUCTION SEQUENCE:

1. Protect infiltration basin area from compaction prior to installation.
2. If possible, install Infiltration Basin during later phases of site construction to prevent sedimentation and/or damage from construction activity. After installation, prevent sediment-laden water from entering inlets and pipes.
3. Install and maintain proper E&S Control Measures during construction.
4. If necessary, excavate Infiltration Basin bottom to an uncompacted subgrade free from rocks and debris. Do NOT compact subgrade.
5. Install outlet control structure. (Overflow Weir)
6. Seed and stabilize topsoil. (Vegetate if appropriate with native plantings.)
7. The designer shall be present during the construction of the Infiltration Basin.

MAINTENANCE AND INSPECTION ISSUES:

1. The vegetation along the surface of the Infiltration basin should be maintained in good condition, and any bare spots revegetated as soon as possible.
2. Vehicles should not be parked or driven on an Infiltration Basin, and care should be taken to avoid excessive compaction by mowers.
3. Inspect the basin after runoff events and make sure that runoff drains down within 72 hours. Mosquitoes should not be a problem if the water drains in 72 hours. Mosquitoes require a considerably long breeding period with relatively static water levels.

4.Inspect the Basin at least twice yearly and after every major storm event (greater than 1-inch of rainfall) Catch basins and inlets (upgradient of infiltration basin) should be inspected and cleaned at least twice a year and after runoff events.

5. The Stormwater Infiltrator shall be planted with grass and mowed to a height of 3".
6. The Infiltrator should be checked for sediment after every storm event. If sediment is found it should be immediately removed.
7. The individual lot owner is responsible for implementation and maintenance of the Stormwater Facility.

** Use North American Green S75 on all areas of earth disturbance having a slope less than 3:1.
** Use North American Green P300 on all areas of earth disturbance of 3:1 or greater.

NOTES:

1. Materials used for the core/key trench shall conform to the Unified Soil Classification GC, SC, CH or CL, and must have at least 30% passing the No. 200 sieve.
2. The area under the embankment shall be cleared, grubbed, and stripped of topsoil to a depth of two feet prior to any placement and compaction of earth fill.
3. The core shall be constructed concurrently with the outer shell of the embankment. Core and key trench shall be constructed to a minimum of 95% Standard Proctor Density.
4. The trench shall be dewatered during backfilling and compaction operations.
5. When required, embankments shall be compacted by sheepsfoot or pad roller. The loose lift thickness shall be nine inches or less, depending on roller size, and the maximum particle size is six inches or less (two-thirds of the lift thickness). Five passes of the compaction equipment over the entire surface of each lift is required. Embankment compaction to visible nonmovement is also required.
6. The Stormwater Infiltrator shall be planted with grass and mowed to a height of 3".
7. The Infiltrator should be checked for sediment after every storm event. If sediment is found it should be immediately removed.
8. The individual lot owner is responsible for implementation and maintenance of the Stormwater Facility.

INFILTRATOR PLANTS

Panicum Rigidulum, PA ecotype	Redtop Panic Grass, PA ecotype	Aster Novae-Angliae	New England Aster
Schizachyrium Scoparium, Eastern ecotype	Little Bluestem, Eastern ecotype	Baptisia Australis	Blue False Indigo
Elymus Virginicus	Virginia Wild Rye	Desmodium Canadense	Showy Tick Trefoil
Carex Vulpinoidea	Fox Sedge	Geum Laciniatum	Rough Avens
Chasmanthium Latifolium	River Oats	Monarda Fistulosa	Wild Bergamot
Echinacea Purpurea	Purple Coneflower	Senna Hebecarpa	Wild Senna
Liatris Spicata	Marsh (Dense) Blazing Star	Tradescantia Orientis	Ohio Spiderwort
Rudbeckia Hirta	Black Eyed Susan	Verbena Hastata	Blue Vervain
Penstemon Digitalis	Tall White Beard Tongue	Zizia Aurea	Golden Alexanders
Andropogon Gerardii, Niagara	Niagara Blue Bluestem	Agrostis Perennans	Autumn Bentgrass
Asclepias Incarnata	Swamp Milkweed		

STORMWATER MANAGEMENT OPERATIONS AND MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of _____, 2026, and between Oasis Of Smiling Hearts., (hereinafter the "Landowner"), and Upper Paxton Township, Dauphin County, Pennsylvania, (hereinafter "Municipality");

WITNESSETH

WHEREAS, the Landowner is the owner of certain real property as recorded by deed in the land records of Dauphin County, Pennsylvania, Deed Reference:20260002450 (hereinafter "Property").

WHEREAS, the Landowner is proceeding to build and develop the Property; and

WHEREAS, the SWM site Plan approved by the Municipality (hereinafter referred to as the "Plan") for the property identified herein, which is attached hereto as Appendix A and made part hereof, as approved by Municipality, provides for management of stormwater within the confines of the Property through the use of Best Management Practices (BMP's); and

WHEREAS, Municipality and the Landowner, his successors and assigns, agree that the health, safety, and welfare of the residents of Municipality and the protection and maintenance of water quality require that on-site stormwater BMP be constructed and maintained on the Property; and

WHEREAS, the Municipality requires, through the implementation of the SWM Site Plan, that stormwater BMPs as required by said Plan and the Municipal Stormwater Management Ordinance be constructed and adequately operated and maintained by the landowner, successors and assigns.

NOW, THEREFORE, in consideration of the foregoing promises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The Landowner shall construct the BMPs in accordance with the plans and specifications identified in the SWM Site Plan.

2. The Landowner shall operate and maintain the BMPs as shown on the Plan in good working order in accordance with the specific maintenance requirements noted on the approved SWM Site Plan.

3. The Landowner hereby grants permission to Municipality, its authorized agents and employees, to enter upon the property, at reasonable times and upon presentation of property credentials, to inspect the BMPs whenever necessary. Whenever possible, Municipality shall notify the Landowner prior to entering the Property.

4. In the event the Landowner fails to operate and maintain the BMPs per paragraph 2, the Municipality or its representatives may enter upon the Property and take whatever action is deemed necessary to maintain said BMPs. It is expressly understood and agreed that Municipality is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on Municipality. The Landowner may be subjected to the Penalties Section of the applicable Ordinance.

5. In the event Municipality, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner shall reimburse Municipality for all expenses (direct and indirect) incurred within 10 days of receipt of invoice from Municipality.

6. The intent and purpose of this Agreement is to ensure the proper maintenance of the onsite BMPs by the Landowner; provided, however, that this Agreement shall not be deemed to create or affect any additional liability of any party for damage alleged to result from or be caused by stormwater runoff.

7. The Landowner, its executors, administrators, assigns, and other successors in interests, shall release Municipality from all damages, accidents, casualties, occurrences or claims which might arise or be asserted against said employees and representatives from the construction, presence, existence, or maintenance of the BMP(s) by the Landowner or Municipality.

8. The Municipality may inspect the BMPs whenever necessary to ensure their continued functioning.

This Agreement shall be recorded in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania, and shall constitute a covenant running with the Property and/or equitable servitude, and shall be binding on the Landowner, his administrators, executors, assigns, heirs, and any other successors in interest, in perpetuity.

EROSION AND SEDIMENTATION CONTROL PLAN
FOR

OASIS OF SMILING HEARTS

Situated In
Upper paxton Township
Dauphin County, Pennsylvania

Date: February 4, 2026

Drawing No: UP-837

Sheet No. SWB of SWB

EROSION AND SEDIMENTATION CONTROL PLAN
FOR

OASIS OF SMILING HEARTS

Situated in
Upper paxton Township
Dauphin County, Pennsylvania

Date: February 4, 2026

Drawing No: UP-837

PUBLIC UTILITIES:

TDS TELECOM (Upper Paxton Township)
170 Urban Road
Herndon, PA 17830
Contact: Jacob Smith
Phone 570-758-0082
Email: jacob.smith@tdstelecom.com

SITE DATA:

Owner:
Oasis Of Smiling Hearts
215 Orchard Road
Spring Glen,Pa 17978
Phone:(717)-945-4403

SITE ADDRESS:
Shippen dam Road
Millersburg,Pa 17061

Dauphin county Parcel No. (65-009-029)

Deed reference: (20260002450)

Zoning: Conservation

Building Setbacks:Front 50',Side 25',Rear 50'

Minimum lot width <12% Average slope before Grading 200'

Minimun Lot Area <12% Average slope before Grading 1 Acre

Height Regulations 35' Principal Builing,25' Accessory

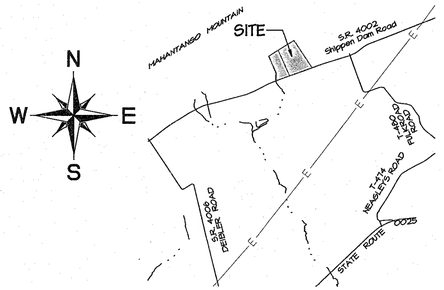
POST - CONSTRUCTION STORMWATER MANAGEMENT PLAN

1. After construction has been completed, the erosion control procedures must be maintained. The onner shall establish an Erosion Control Inspection Logbook in which a written log will be maintained pertainning to the site E/S maintenance. The logbook will reflect the inspection date , by whom, condition of the E/S facilities and a description of maintenance performed. The logbook will be a thorough record of E/S maintenance and available for review at any time by the Dauphin County Conservation District.
2. Inspections will be made once every three months and after a severe storm event.
3. All debris will be removed from the stormwater facilities which include the infiltration basin and basin outlet structure.
4. The outlet structures will be kept free of debris and repaired immediately if they receive any damage.
5. The drainage basin and vegetated areas will be inspected for stress and will be repaired immediately.
6. The basin side slopes and embankments will be inspected for any evidence of damage by burrowing animals. If any burrowing is discovered it is to be corrected immediately.
7. The basin is to be kept free of a build up of silt. If any is discovered, it is to be removed of and disposed of at an environmentally approved spoils disposal site.

REPONSIBILITIES FOR FILL MATERIALS:

Clean fill may be used in an unrestricted manner. However, clean fill may only be placed in waters of the commonwealth if other environmental programs authorize such use. To determine whether fill is uncontaminated, a person should perform environmental due diligence. If due diligence shows no evidence of a release, the material may be managed as clean fill under this policy. If due diligence shows evidence of a release, the material is regulated fill and may not be managed under this policy.
Clean Fill: Uncontaminated, nonwater-soluble, nondecomposable inert solid material used to level an area or bring the area to grade. The term does not include materials placed in or on the waters of the commonwealth. The term does include the following materials: soil, rock, stone, dredged material, used asphalt, and brick, block or concrete from construction and demolition activities that is separate from the other waste and recognizable as such.
Environmental Due Diligence: Investigative techniques, including, but not limited to, visual property inspections, electronic data base searches, review of ownership and use history of property, sandborne maps, environmental questionaires, transaction screens, environmental assessments and audits.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PA 1
CALL SYSTEM, INC.
SERIAL NO.- 20260351976 (Upper Paxton Township)



GRAPHIC SCALE 1"=2000'

0 2000 4000 6000

LOCATION PLAN:

GENERAL NOTES:

- Proposed: Construction of a 17,680 S.F. Horse riding facility and Parking lot
- Existing Parcel 65-009-029 is for Agriculture use and will be serviced by it's own individual on lot sewage disposal system and well.
- Deed Reference: Oasis of smiling hearts (20260002450)
- Dauphin County Tax Parcel No.- (65-009-029)
- Off street parking will be provided on Lot.
- Land Uses: Past- Agriculture, Present- Agriculture, Future- Agriculture
- The stormwater from the site will be infiltrated in the Stormwater Infiltrators, eliminating any thermal impacts that may be created.
- Please see the Operation and Maintenance Agreement. The operation and maintenance agreement is part of the SWM Site Plan.
- Record Drawings will be provided for all stormwater management facilities prior to occupancy, or the release of financial security.
- Nothing shall be planted or placed within the stormwater easement which would adversely affect the function of the easement, or conflict with any conditions associated with such easement.
- Individual lot owners are responsible for assuring the continued functionality and required maintenance of the stormwater management easement.
- Area of Earth Disturbance - 3.15 ACRES
- Receiving waters unnamed tributary Little Wiconisco Creek (WWF) Warm Water Fishes.
- A licensed professional or their designee must be present on site when the infiltration beds are being installed.
- Topsoil should be uniformly distributed across the disturbed area to a depth of 4 to 8 inches minimum 2 inches on fill outslopes. Spreading should be done in such a manner that sodding or seeding can proceed with a minimum of additional preparation or tillage
- Benchmark Iron Pin With Cap Ele. 643.40
- The total length of excavated trench open at any one time should not be greater than total lenght of utility line that can be placed in the trench and back-filled in one working day
- The proposed project is not located in an area of Carbonate Geology or Karst Topography.
- Zoning variance granted to allow private riding stable in conservation district on Nov. 10,2025

AREA TABULATION:

EXISTING PARCEL (65-009-029)
489,835 S.F. or 11.24 Aces

HIGHWAY OCCUPANCY PERMIT

Access to the State/Township Highway is authorized by a State/Township Highway Occupancy Permit. No building construction or work within the State/Township Highway R/W may commence without said permit.

WETLANDS NOTE:

All wetland areas, including riverine systems, are to be protected and remain undisturbed. No wetlands existed within the area of development

RECYCLING AND DISPOSAL OF BUILDING MATERIALS AND WASTES:

All building materials and wastes must be removed from the site and recycled or disposed of in accordance with the Department's Solid Waste Management Regulations at 25 Pa Code 260.1 et seq., 271.1 et seq., and 287.1 et seq. No building material or wastes or unused building materials shall be buried, dumped, or discharged at the site.

INFILTRATOR PROTECTION:

Prior to beginning construction, the contractor is to mark out the infiltrator footprint with contractors fencing or tape. This is to keep equipment weight from compacting the soil. Construction and grading of the infiltrator is to be done with the equipment located outside of the infiltrator footprint. Excavation and grading of the infiltrator is to be tapered and shaped to the existing contour.

REVISIONS

DATE	DESCRIPTION

SOIL TYPES AND CHARACTERISTICS:

SOIL TYPE	DEPTH	DRAINAGE	SLOPES	AVAILABLE WATER CAPACITY	PERMEABILITY	SURFACE RUNOFF	EROSION HAZARD	WINDTHROW HAZARD	HSG	Soil Limitations	Resolution
Calvin-Leck Kill shaly silt loam CllB2	Moderately Deep	Well Drained	3-8%	Moderate to Low	Moderate	Moderate	Slight	Slight	B	Slight erosion hazard	Install 12" Compost Filter Sock
Laidig Gravelly Loam LaB2	Deep	Well Drained	3-8%	Moderate to Low	Moderate	Medium	Slight	Slight	B	not in area of earth disturbance	not in area of earth disturbance
Laidig Gravelly Loam LaC2	Deep	Well Drained	8-20%	Moderate to Low	Moderate	Medium	Slight	Slight	B	not in area of earth disturbance	not in area of earth disturbance

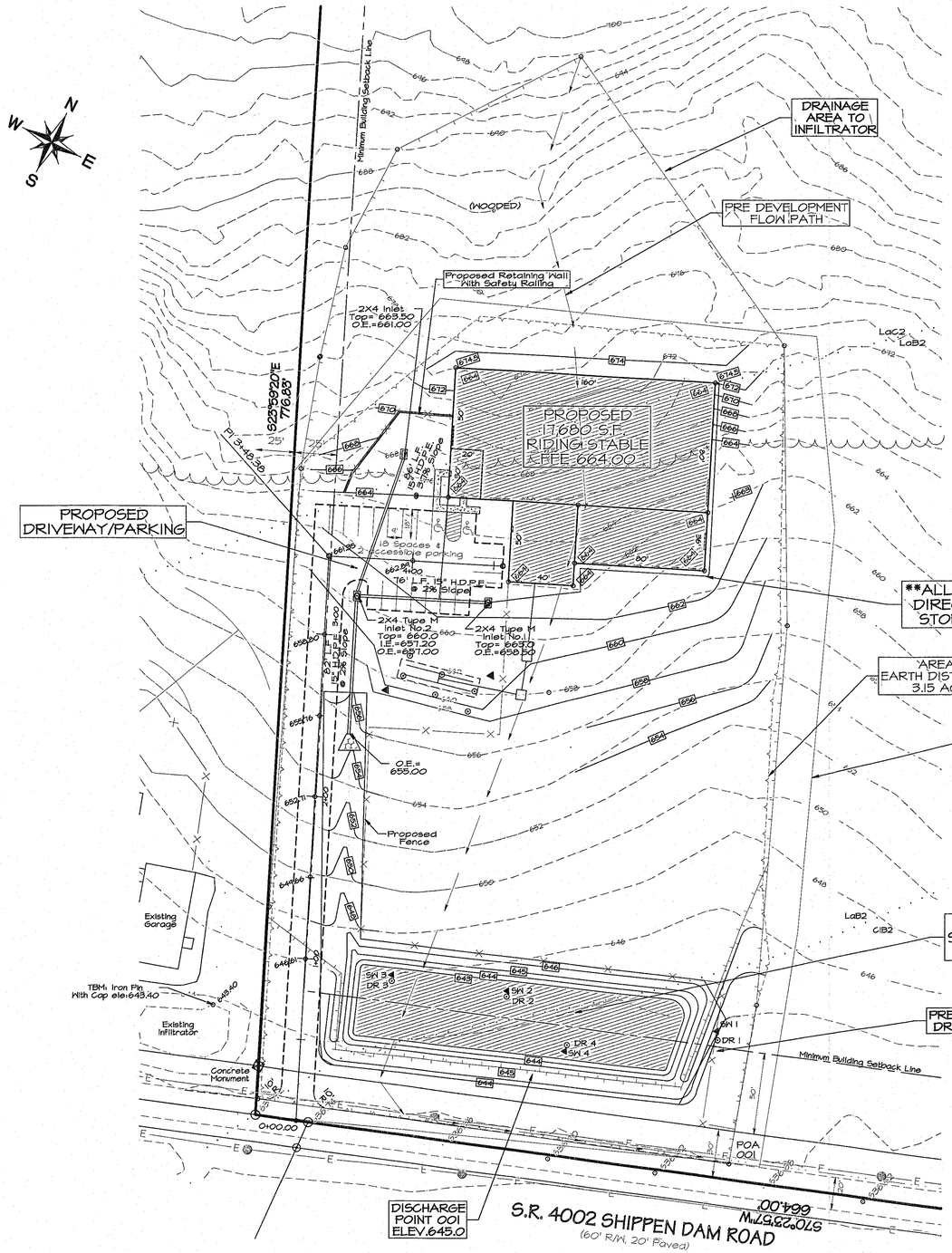
LEGEND

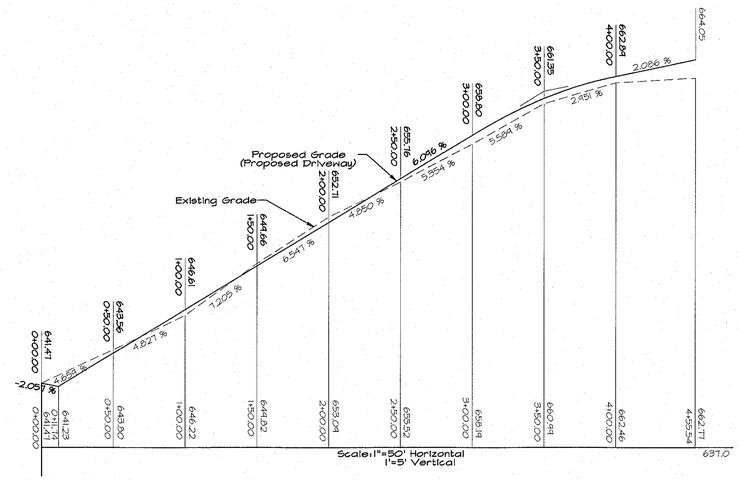
- Sign
- X 620.00 Spot Elevation
- X 620.00 Proposed Elevation
- OH T Overhead Telephone Line
- UGT Underground Telephone Line
- E Overhead Electric Line
- UGE Underground Electric Line
- Existing Waterline
- Existing Light Standard
- Proosed Light Standard
- Property Corner
- 900 Existing Contour
- TRF Turf Reinforcement Matting
- RCE Rock Construction Entrance
- Fence Line
- Deep Probe
- Unsuitable Probe
- shrub
- Utility Pole
- Concrete Monument
- A Property Adjoiners
- Flag Pole
- A1 Traverse Point
- CB2 Soil Types
- CLC2
- Building Setback Line
- SS Silt Soxx
- 1000 Proposed Contour

I hereby certify that the stormwater management plan shown on this plan meets all design standards and criteria of the Upper Paxton Township and Land Development Ordinance and the survey meets all accuracy requirements.

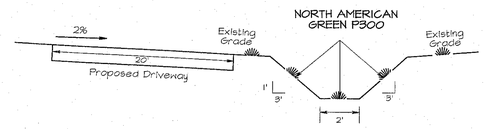
COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
WILLIAM ABNER BURCH
LAND SURVEYOR
SU22234-E
PENNSYLVANIA
PLS

William A. Burch
Pa. Lic. No. 22234-E
BURCH ASSOCIATES
Property & Engineering Surveys
340 Berrysberg Road, Suite 1
Millersburg, PA 17061
Phone: (717) 692-2274





DRIVEWAY PROFILE



SWALE NO.1

LEGEND

- Sign
- X 666.66 Spot Elevation
- X 666.66 Proposed Elevation
- OH T Overhead Telephone Line
- UG/T Underground Telephone Line
- OH E Overhead Electric Line
- UG/E Underground Electric Line
- Existing Waterline
- Existing Light Standard
- Proposed Light Standard
- Property Corner
- Existing Contour
- TRF Turf Reinforcement Matting
- RCE Rock Construction Entrance
- Fence Line
- Deep Probe
- Unsuitable Probe
- Shrub
- Utility Pole
- Concrete Monument
- A Property Adjoiners
- Flag Pole
- A1 Traverse Point
- CB2 Soil Types
- CB2
- Building Setback Line
- SS Silt Soxx
- Proposed Contour

REVISIONS

DATE	DESCRIPTION

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PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA 1
CALL SYSTEM, INC.
1-800-242-1776
SERIAL NO.- 20260351976 (Upper Paxton Township)

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN FOR

OASIS OF SMILING HEARTS

Situated In
Upper paxton Township
Dauphin County, Pennsylvania

GRAPHIC SCALE 1"=40'

0 40 80 120

February 4, 2026

Drawing No: UP-837

SHEET - SW2 OF SW3